

BOARD OF APPEAL REFERRALS

JANUARY 7, 1982

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MEMORANDUM

JANUARY 7, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/12/82

Z-5454
Herbert F. Smith, Trustee
63 Robeson Street, Jamaica Plain
near Sigourney Street

2½ story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-.5</u>		manufacturing _____

Purpose: change occupancy from two family to five family dwelling.

Violation(s):
Section

8-7. Any dwelling converted for more families is forbidden in an S-.5 district.

14-2. Lot size is insufficient.

Occupancy existing. Petitioner states property purchased as five-unit dwelling in 1977. Adjacent properties include nursing home and religious group. Abutters have no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-5454, brought by Herbert F. Smith, Trustee, 63 Robeson Street, Jamaica Plain, for a forbidden use and variance for change of occupancy from two to five family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that electrical and heating systems comply with Code requirements.



Z - 5454
63 ROBESON RD.
(J.P.)

Board of Appeal Referrals 1/7/82

Hearing: 1/12/82

Z-5462
Roger Troiani
1826 Hyde Park Avenue, Hyde Park
near Neponset Valley Parkway

Vacant parcel abutting gas service station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: erect office trailer; use premises for sale and display of used cars.

Violation(s):
Section

- 8-7. Office trailer for sale of used motor vehicles is forbidden in an S-.5 district.
- 8-7. Outdoor sale or display for sale of motor vehicles is forbidden in an S-.5 district.
- 18-1. Front yard is insufficient.

Proposal is an extension of petitioner's gas service station. Abutters would have no objection if stockade fencing is provided as a buffer to adjacent properties. Recommend approval with provisos.

VOTED: In reference to petition Z-5462, brought by Roger Troiani, 1826 Hyde Park Ave., Hyde Park, for two forbidden uses and a variance to erect an office trailer and use premises for sale and display of used motor vehicles in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that stockade fencing be provided as buffer to adjacent properties; that no more than six vehicles be displayed for sale; that operation terminate no later than 8 pm; that there be no parking or storage of cars on Hyde Park Avenue or Neponset Valley Parkway; that plans including fencing and lighting be submitted for design review.



Z-5462
1826 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 1/7/82

Hearing: 1/12/82

Z-5466
Blanchard's Inc
154-162a Brighton Ave., Allston
near Harvard Ave.

Existing lounge

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

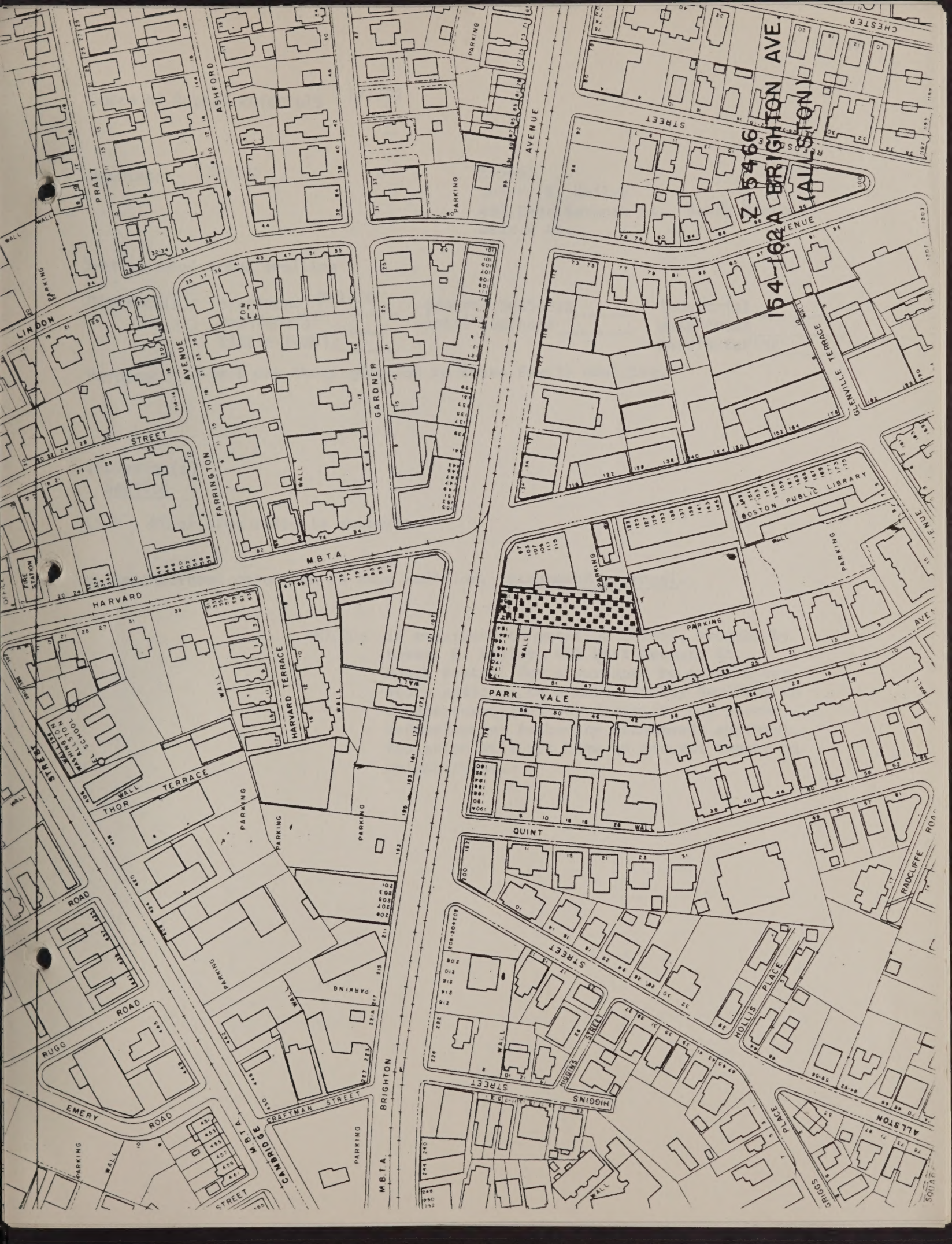
Purpose: increase seating capacity of existing lounge.

Violation(s):
Section

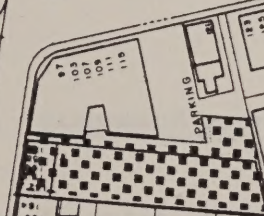
23-2. Off-street parking is insufficient.

Surrounding area is residential - commercial with a large concentration of pubs and restaurants. Residents are concerned about increase in existing traffic, congestion and noise level, particularly in early morning hours. Allston Civic Association is opposed. Recommend denial.

VOTED: In reference to petition Z-5466, brought by Blanchard's Inc., 154-162a Brighton Ave., Allston, for a variance to increase seating capacity of an existing lounge in a general business (B-1) district, the Boston Redevelopment Authority recommends Denial. Surrounding area is residential - commercial with a large concentration of pubs and restaurants. Residents are concerned about increase in existing traffic, congestion and noise level, particularly in early morning hours. Allston Civic Association is opposed.



Z-5466
154-162A BRIGHTON AVE
(ALLSTON)



Board of Appeal Referrals 1/7/82

Hearing: 1/19/82

Z-5467

Robert E. Kelley
498 East Seventh St., South Boston
near H St.

3-Story wood frame dwelling

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect one story addition to three family dwelling.

Violation(s):
Section

15-1 Floor area ratio is excessive

No neighborhood objection to room addition. Recommend approval.

VOTED: In reference to petition Z-5467, brought by Robert E. Kelley, 498 East Seventh St., South Boston, for a variance to erect a one story addition to a three family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Violation will not have an adverse impact on neighborhood.



FIFTH

SIXTH

SEVENTH

EIGHTH

ST. PETER SCHOOL

BENJAMIN DEAN SCHOOL

SOUTH BOSTON HIGH SCHOOL

WEBB PK

BUSBY PLACE

STREET

SEVENTH

EAST

COLEBROOK STREET

BREWSTER STREET

SPRINGER STREET

SANGER STREET

WINFIELD STREET

JASON TER

BAYVIEW BL

STREET

STREET

STREET

DOUGLAS STREET

STREET

ROAD

MARINE ROAD

ROAD

COLUMBIA

ROAD

Z-5467
498 EAST SEVENTH ST
(S.B.)

BOLIVARD ROAD

REACH

Board of Appeal Referrals 1/7/82

Hearing: 1/12/82

Z-5470

251 Newbury St. Realty Trust
Sepp Firnkas, Trustee
251 Newbury Street, Boston
near Fairfield Street.

Four story structure-

District(s):	apartment_____	general business B-3-65	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - offices.

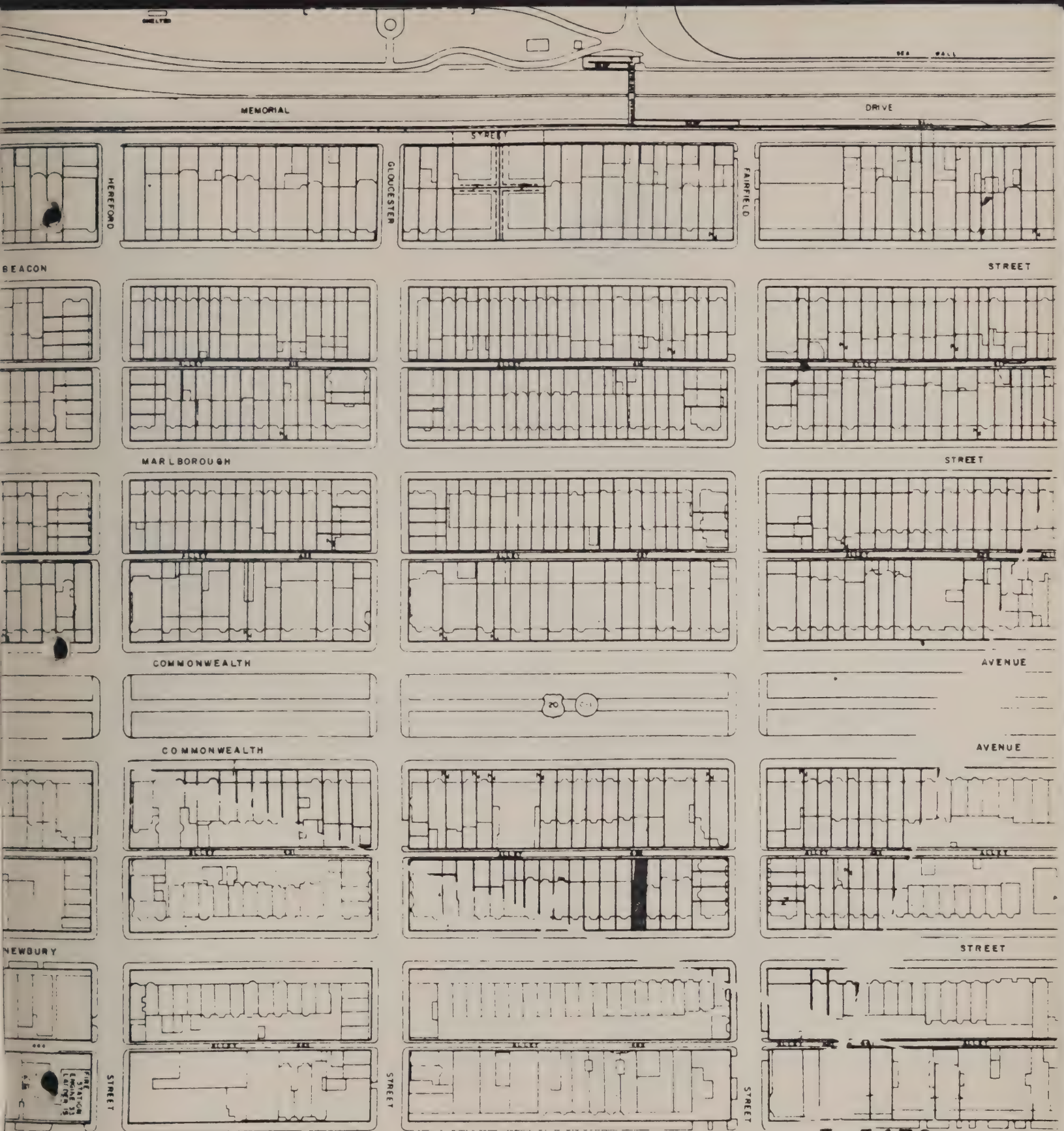
Violation(s):

Section

18 - 1. Excavation of front yard for stairway and basement entrance.

Occupancy existing. Proposal would convert basement to office space. Design approval has been granted by Back Bay Architectural Commission. Recommend approval.

VOTED: In reference to petition Z-5470, brought by 251 Newbury St. Realty Trust, 251 Newbury St, Boston, for a variance to legalize occupancy as offices in a general business (b-3-65) district, the Boston Redevelopment Authority recommends approval. Occupancy existing and consistent with residential - commercial district. Design approval has been granted by Back Bay Architectural Commission.



Z-5470
251 NEWBURY ST.
(B.P.)



Board of Appeal Referrals 1/7/82

Hearing: 1/19/72

Z-5473

Richard Dearborn
1422 Centre Street, Roslindale
at Knoll St.

Gas Service Station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from gas service station to gas service station and outdoor sale of four second hand motor vehicles.

Violation(s):

Section

8-7. Outdoor sale and display for sale of used motor vehicles is forbidden in an L-.5 district.

In 1980 and 1981 Authority recommended denial of similar petitions; Board of Appeal voted denial and denial without prejudice when petitioner requested postponement. Site is located in small retail area abutted by one and two family residences. Extension of automotive use would increase poor conditions of traffic, visibility, safety and noise which are already excessive. Abutters and residents remain adamantly opposed. Recommend denial.

VOTED: In reference to Petition Z-5473, brought by Richard Dearborn, 1422 Centre St., Roslindale, for a forbidden use for change of occupancy from gas service station to gas service station and outdoor sale of four second hand motor vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is located in small retail area abutted by one and two family residences. Extension of automotive use would increase poor conditions of traffic, visibility, safety and noise which are already excessive. Abutters and residents remain adamantly opposed.



27-5473
1422 CENTRE ST
(R08)

Board of Appeal Referrals 1/7/82

Hearing: 1/19/82

Z-5477

The Ritz Carlton Hotel Company
of Boston
4-6 Newbury St., Boston
near Arlington St.

Six story structure

District(s):	apartment_____	general business <u>B-3-65</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for display and sale of flowers.

Violation(s):

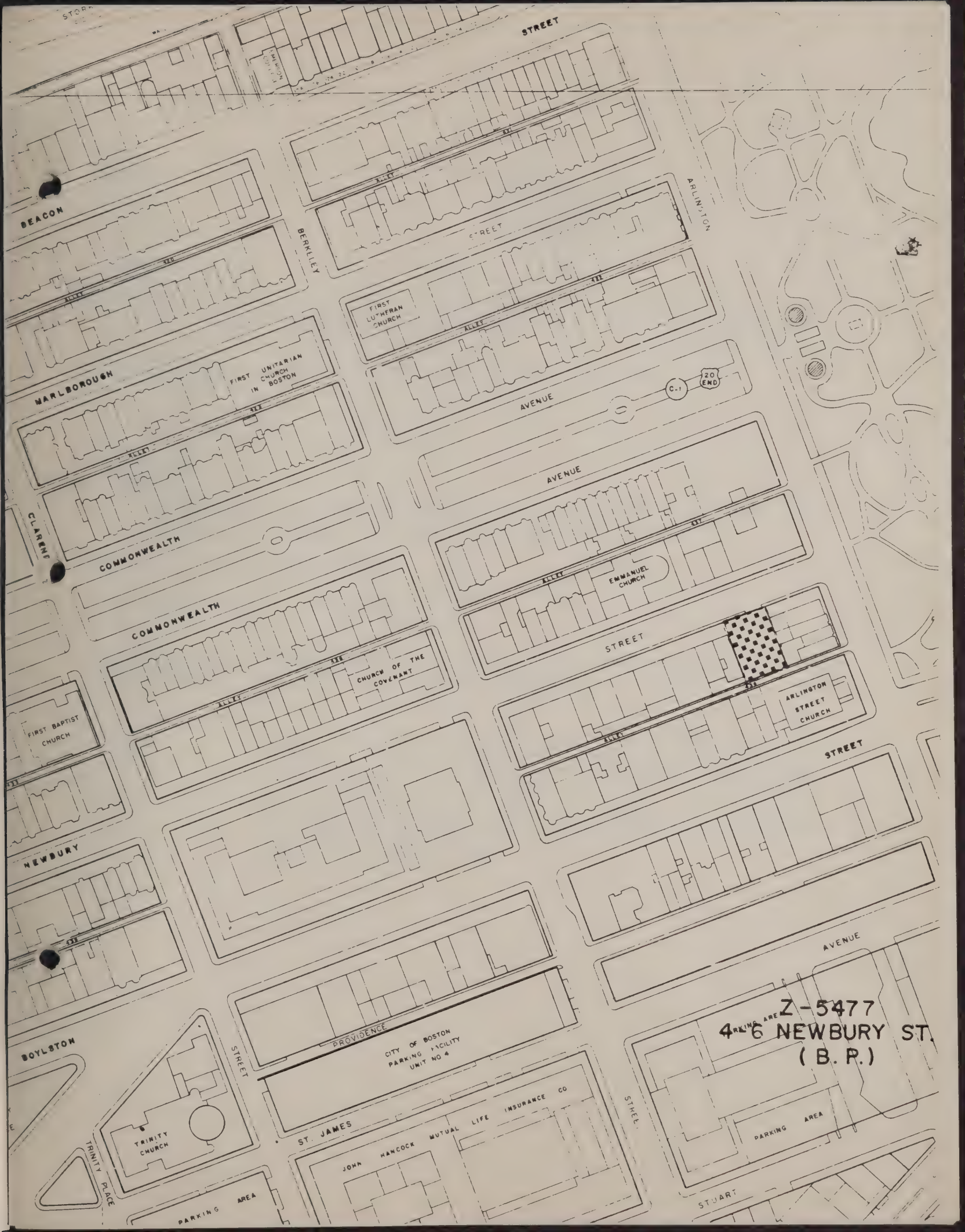
Section

8-7. Outdoor display for sale of flowers is conditional in a B-3-65 district.

18-1. Front yard is insufficient.

Proposal would permit display of flowers on both sides of street level flower store entrance. Actual sales would be transacted inside. Exterior use is consistent with other commercial properties on Newbury Street. Recommend approval.

VOTED: In reference to petition Z-5477, brought by the Ritz Carlton Hotel Company of Boston, 4-6 Newbury St., Boston, for a conditional use and variance to use premises for display and sale of flowers in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Exterior use is consistent with other commercial properties on Newbury Street.



Z-5477
4-6 NEWBURY ST.
(B.P.)

Board of Appeal Referrals 1/7/82

Hearing: 1/19/82

Z-5482
 Patricia J. Burke
 11 Agawam St. Dorchester
 near Neponset Ave.

2½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two to three family dwelling.

Violation(s):

Section

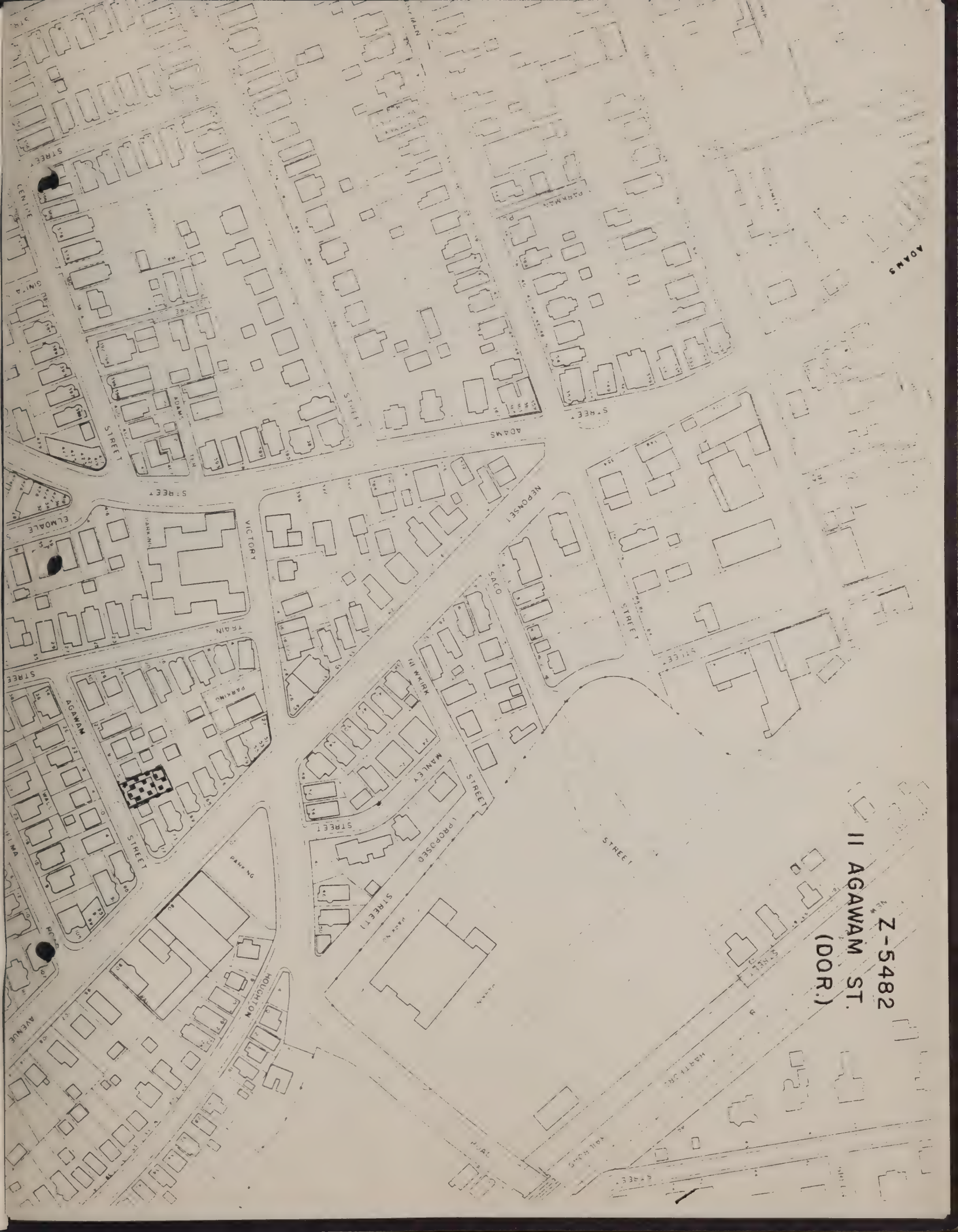
8-7. Dwelling converted for more families which meets less than half of the lot area requirement is forbidden in an R-.8 district.

14-1. Lot area is insufficient.

17-1. Open space is insufficient.

Occupancy existing and consistent with two and three family residential character of neighborhood. No objections. Recommend approval.

VOTED: In reference to petition Z-5482, brought by Patricia J. Burke, 11 Agawam Street, Dorchester, for a forbidden use and two variances for change of occupancy from two to three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and consistent with two and three family residential character of neighborhood.



Z-5482
11 AGAWAM ST.
(DOR.)

Board of Appeal Referrals 1/7/82

Hearing: 1/19/82

Z-5483
Irving Busny
Northeastern University
454-460 Huntington Avenue, Boston
near Parker Street

Four Story Structure -

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from 75 apartments to dormitory (216 students)

Violation(s):

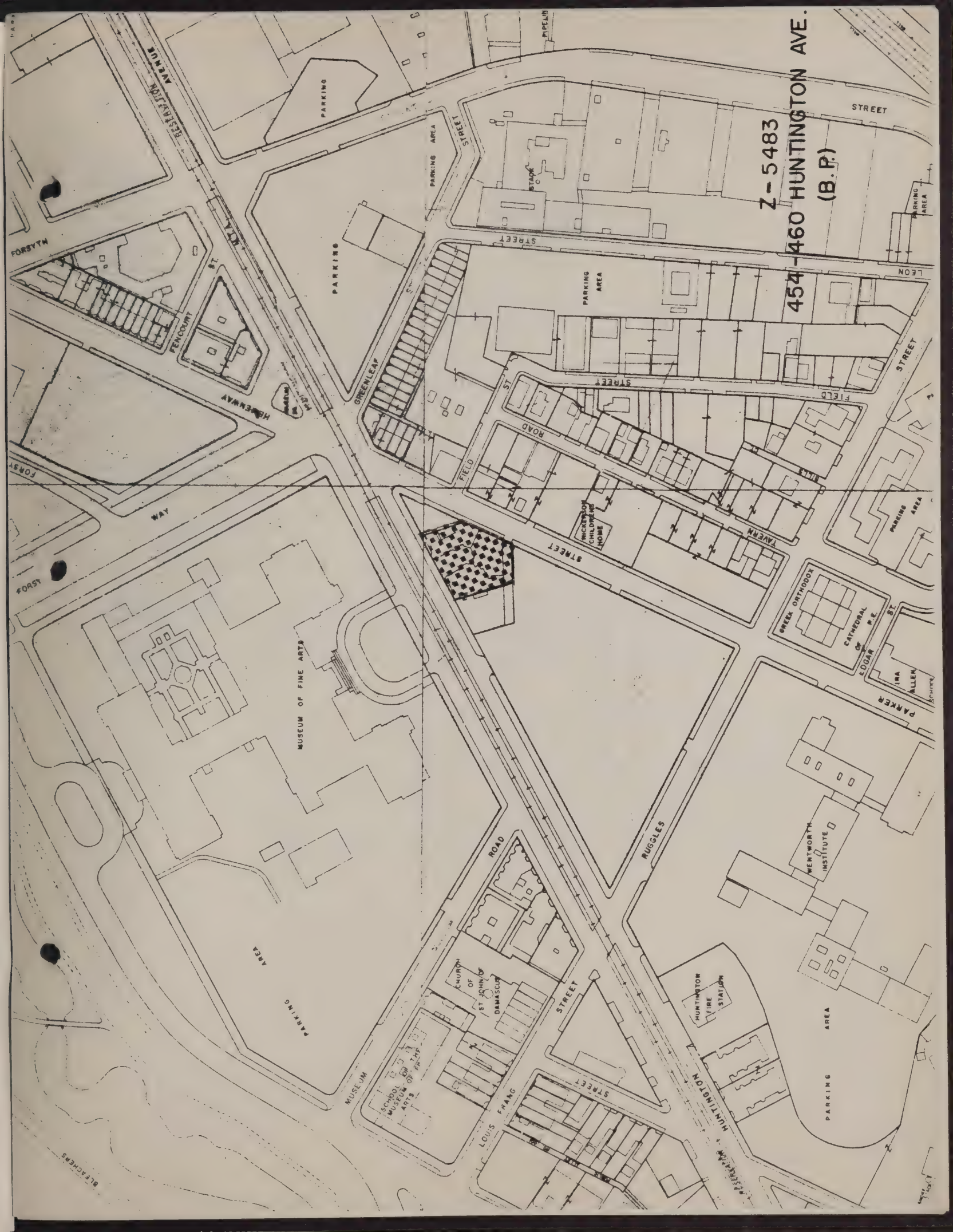
Section

8-7. Dormitory is conditional in an H-2 district.

24-1. Off street loading space is insufficient.

Building located opposite the Museum of Fine Arts in a residential-institutional-commercial area has been previously leased by Northeastern; students presently occupy approximately 80% of the apartment units. No non university related tenants will be displaced. Recommend approval with provisos.

VOTED: In reference to petition Z-5483, brought by Irving Busny and Northeastern University, 454-460 Huntington Ave., Boston, for a conditional use and variance for change of occupancy from 75 apartments to dormitory in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no displacement of existing non university related tenants; that payment of real estate taxes continue.



Z-5483

454-460 HUNTINGTON AVE.

(B.P.)

MUSEUM OF FINE ARTS

CHURCH OF
ST. JOHN OF
DAMASCUS

GREEK ORTHODOX
CATHEDRAL
OF P.C.E.

WENTWORTH
INSTITUTE

HUNTINGTON
FIRE
STATION

NICKERSON
CHILDREN'S
HOME

RUGGLES

ROAD

LOUIS FRANK

STREET

STREET

HUNTINGTON

PARKER

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EDGEMOOR

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Board of Appeal Referrals 1/7/82

Hearing: 1/19/82

Z-5484
Dorothy Abbe
Eastern Harbor Associates Inc.
50 Redfield St., Dorchester
at Woodworth St.

Vacant land.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect four story office structure.

Violation(s):
Section

15-1. Floor area ratio is excessive.

16-1. Height of building is excessive.

Triangular shaped sloped property is surrounded by the expressway northbound ramp and MBTA Red Line right-of-way. Developer proposes to construct three stories now, the fourth at a future date. Adequate parking will be provided. Neighborhood supports proposal. Recommend approval with provisos.

VOTED: In reference to petition Z-5484 brought by Dorothy Abbe and Eastern Harbor Associates Inc., 50 Redfield St., Dorchester, for two variances to erect a four story office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that ingress be remote as possible from Redfield Street - Expressway northbound ramp intersection; that traffice exit thru Woodworth Street to Walnut Street as requested by community; that plans be submitted for design review.

Z-5484
50 REDFIELD ST.
(DOR.)



Board of Appeal Referrals 1/7/82

Hearing: 1/12/82

Z-5486

City of Boston Real Property Dept
474-552 Washington St., Boston
at Avenue de Lafayette

Lafayette Place Development

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Increase parking space - from 1005 to 1500

Violation(s):
Section

8-7. Parking garage is conditional in a B-10 restricted parking district.

Plans now indicate some smaller sized spaces to accommodate increasing use of mini automobiles. As the Air Pollution Control Commission has already approved 1267 spaces for this site, it is recommended that the conditional use be approved subject to a maximum limit at this time of 1267 spaces. Recommend approval with proviso.

VOTED: In reference to petition Z-5486 brought by City of Boston Real Property Dept., 474-552 Washington St., Boston, for a conditional use to increase garage parking spaces from 1005 to 1500 in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided the conditional use be limited at this time to 1267 spaces, which is the number of spaces already approved by the Air Pollution Control Commission.



Z-5486
474-552 WASHINGTON ST.
(B.P.)

Board of Appeal Referrals 1/7/82

Hearing: 1/12/82

Z-5494
Allesandro Falconi
18 Talbot Avenue, Mattapan
near Nightingale St.

One story structure -

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect addition to repair garage.

Violation(s):
Section

9-1. Extension of a nonconforming use.

19-1. Side yard is insufficient.

Proposed addition would have an adverse impact on adjacent residential properties and is contrary to city planning policy of discouraging nonconforming uses in Mattapan area. Residents indicate opposition. Recommend denial.

VOTED: In reference to petition Z-5494, brought by Allesandro Falconi, 18 Talbot Avenue, Mattapan, for an extension of a nonconforming use and variance to erect an addition to a repair garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed addition would have an adverse impact on adjacent residential properties and is contrary to city planning policy of discouraging nonconforming uses in Mattapan area. Residents indicate opposition.



Z-5494
18 TALBOT AVE.
(MATT)

